121.0	0004	0017.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,319,600 / 1,319,600
					USE VALUE:	1,319,600 / 1,319,600
					ASSESSED:	1,319,600 / 1,319,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		ADDISON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROBY THOMAS W &
Owner 2:	EDWARDS KAREN
Owner 3:	
Street 1:	18 ADDISON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KAHN ANTHONY B--ETAL -
Owner 2:	REISEN HARRIET -
Street 1:	18 ADDISON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 8,080 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1890, having primarily Aluminum Exterior and 2657 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8080.000	718,900	4,500	596,200	1,319,600
Total Card	0.185	718,900	4,500	596,200	1,319,600
Total Parcel	0.185	718,900	4,500	596,200	1,319,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 496.58 | /Parcel: 496.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 78374
GIS Ref
GIS Ref
Insp Date 05/11/18

!9398!

PREVIOUS ASSESSMENT

Parcel ID 121.0-0004-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	719,000	4500	8,080.	596,200	1,319,700	1,319,700	Year End Roll	12/18/2019
2019	101	FV	532,500	4600	8,080.	629,300	1,166,400	1,166,400	Year End Roll	1/3/2019
2018	101	FV	532,500	3800	8,080.	463,700	1,000,000	1,000,000	Year End Roll	12/20/2017
2017	101	FV	532,500	3800	8,080.	443,800	980,100	980,100	Year End Roll	1/3/2017
2016	101	FV	532,500	3800	8,080.	410,700	947,000	947,000	Year End	1/4/2016
2015	101	FV	496,400	3800	8,080.	344,400	844,600	844,600	Year End Roll	12/11/2014
2014	101	FV	496,400	5600	8,080.	336,500	838,500	838,500	Year End Roll	12/16/2013
2013	101	FV	496,400	5600	8,080.	320,600	822,600	822,600		12/13/2012

PRINT

Date	Time
12/10/20	23:52:44

LAST REV

Date	Time
05/22/18	10:38:29

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9398

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KAHN ANTHONY B-	62411-241		8/7/2013		1,167,000	No	No		
	14051-418		8/1/1980		95,000	No	No		Y

USER DEFINED

Prior Id # 1:	78374
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/10/2012	595	Redo Bat	5,450					
5/10/2012	596	Manual	50					BATH EXHAUST FAN
2/27/2012	167	Addition	2,900					COVERED RAMP TO BM
1/19/2012	68	Alterati	113,224					NEW BATH / NEW EXT
10/23/2001	791	Alterati	15,000	C				ATTIC OFFICE/STORA
7/16/1997	402	Re-Roof	2,500					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
5/11/2018	MEAS&NOTICE	HS	Hanne S
6/12/2012	Info Fm Prmt	BR	B Rossignol
2/6/2009	Measured	336	PATRIOT
10/26/1999	Meas/Inspect	266	PATRIOT
8/20/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8080		Sq. Ft.	Site		0	90.	0.82	10									596,159						596,200	

Total AC/HA: 0.18549 | Total SF/SM: 8080 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 596,159 | Spl Credit | Total: 596,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	2 - Clapboard	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1890	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:			
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.06732905
Const Adj.:	0.99742496
Adj $ / SQ:	138.395
Other Features:	137250
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	753609
Depreciation:	34666
Depreciated Total:	718943

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	5	Baths:	3	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

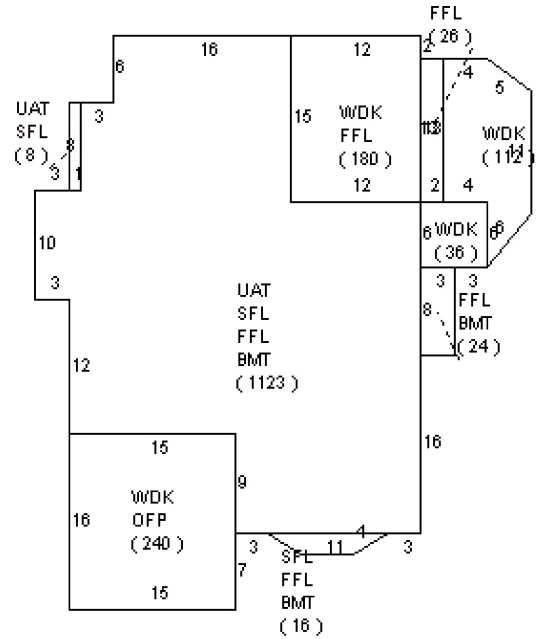
No Unit	RMS	BRS	FL
1	12	5	
Totals			
1	12	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	184.07
Special Features:	0	Val/Su Net:	150.71
Final Total:	718900	Val/Su SzAd	285.73

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,369	138.400	189,463
BMT	Basement	1,163	41.520	48,286
SFL	Second Floor	1,147	138.400	158,740
WDK	Deck	568	7.740	4,397
UAT	Upper Attic	283	80.960	22,892
OFP	Open Porch	240	23.310	5,596

Net Sketched Area:	4,770			Total:	429,374
Size Ad	2516	Gross Are	5618	FinArea	2657

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	50	G	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

121.0-0004-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
66	Canopy	D	Y	1	4X13	G	GD	2012	75.00	T	4.2	101			3,700			3,700
19	Patio	D	Y	1	14X16	A	AV	2010	3.92	T	7.2	101			800			800
2	Frame Shed	D	Y	1	8X10	A	AV	2018	0.00	T	1	101						

More:	N	Total Yard Items:	4,500	Total Special Featues:		Total:	4,500

IMAGE

AssessPro Patriot Properties, Inc